

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN

US EPA RECORDS CENTER REGION 5



494438

IN RE:

MODERN PLASTICS
CORPORATION,

Debtor.

Case No. 09-00651 swd
Chapter 7
Honorable Scott W. Dales
Filed: January 26, 2009

MOTION TO LEASE REAL PROPERTY OF THE ESTATE
(489 N. SHORE DRIVE, BENTON HARBOR MICHIGAN 49022)

NOW COMES Thomas R. Tibble, Chapter 7 Trustee (the "Trustee"), through his attorneys, and moves the Court as follows:

1. On January 26, 2009, Debtor filed a Chapter 7 petition under Chapter 7 of the United States Bankruptcy Code.
2. The Trustee was appointed and qualified as Chapter 7 Trustee in this case.
3. The assets of the bankruptcy estate being administered by the Trustee include the real property commonly known as 489 N. Shore Drive, Benton Harbor Michigan 49022 (the "Property").
4. PGA Tournament Corporation, Inc. (the "Lessee"), has requested that the Trustee enter into the attached 2012 Senior PGA Championship Ground Lease (the "Lease"). See **Exhibit 1**.
5. The Property will be used for parking of vehicles, staging of shuttle buses, and other uses as described in the Lease.
6. In consideration for entering into the Lease, the Trustee will be paid the amount of \$4,000.00.
7. The Trustee is agreeing to the lease solely as Chapter 7 Trustee in this bankruptcy case, and not individually.
8. Lease of the Property, including but not limited to all improvements and fixtures, shall be made on an "AS IS, WHERE IS" basis, without representation or warranty, express or implied of any kind, nature, or description, including without limitation any warranty by description or of merchantability, habitability, usability, or of fitness for any purpose. The Trustee shall not be obligated or required to inspect, test or report on the condition of the

Property, or the operability of the Property, or the usability of the Property, or the existence of any obvious concealed defects in the Property, or the environmental condition of the Property.

9. The Trustee requests that the order of this Court approving the terms of this motion take immediate effect, and that the fourteen (14) day stay provided by Fed. R. Bankr. P. 6004(h) not apply.

10. The Trustee believes that it is in the best interest of this estate that he be authorized to lease the Property upon the terms and conditions as set forth in the Lease.

WHEREFORE, the Trustee requests that this Court authorize lease of the Property on the terms of this Motion, and grant the Trustee such other, further or different relief as is just and equitable.

WARNER NORCROSS & JUDD LLP
Attorneys for Trustee

Dated: April 11, 2012

By: /s/ Timothy Hillegonds

Timothy Hillegonds (P25555)
900 Fifth Third Center, 111 Lyon St NW
Grand Rapids, MI 49503
Email thillegonds@wnj.com
(616) 752-2132

8195977

SCHEDULE 1

LEASE

**2012 SENIOR PGA CHAMPIONSHIP
GROUND LEASE**

THIS PARKING LEASE ("Lease"), made and entered by and between **THOMAS R. TIBBLE, Chapter 7 Trustee in the matter of Modern Plastics Corporation, and not individually**, (hereinafter referred to as "Landlord") and **PGA TOURNAMENT CORPORATION, INC.**, a corporation organized under the laws of the State of Florida (hereinafter referred to as "Tenant").

**ARTICLE I
Premises**

Landlord hereby leases to Tenant and Tenant hereby leases from Landlord for the Term, at the rental and upon all of the conditions set forth herein, that certain real property consisting of approximately 8 acres located at Modern Plastic Building 489 North Shore Dr., Benton Harbor, Michigan, for Tenant's use for the 2012 Senior PGA Championship ("Championship") scheduled to be held May 22 -27, 2011, and as more specifically designated on the site plan attached hereto as Exhibit "A" and incorporated herein by reference (the "Premises"). So long as Tenant provides the consideration reserved under this Lease and fulfills the obligations on its part to be performed hereunder, Landlord represents and warrants that Tenant shall peaceably and exclusively hold and quietly enjoy the Premises without interruption by the Landlord, or any mortgagee, holder of any deed of trust, or any other person, firm or corporation claiming under Landlord. Landlord agrees that Landlord shall not lease, license, or permit any third party to use any portion of Landlord's property in Exhibit A for any purpose unless Tenant expressly approves of the third party and the purpose of the use of the property in writing.

**ARTICLE II
TERM**

The term of this Lease shall commence on May 1, 2012 solely for the purpose of preparing the Premises for parking of vehicles and on May 22, 2012 for the purpose of parking vehicles, and shall terminate on May 27, 2012, at 11:59 p.m., unless sooner terminated pursuant to any provision hereof. Landlord agree that in the event of a postponement in play of the Championship, the Premises shall be available for parking of vehicles on May 28, 2012 at no additional charge to Tenant and under the same terms and conditions. Tenant hereby agrees that Tenant's preparation of the Premises for parking of vehicles shall not unreasonably interfere with Landlord's use of the Premises.

**ARTICLE III
CONSIDERATION**

3.01 **Consideration.** In consideration for Tenant's ability to use the Premises as set forth herein, Tenant agrees to provide Landlord with the following consideration: \$4,000 dollars.

Landlord acknowledge that the Consideration set forth herein shall not be assigned, transferred, or sold to any other entity, person or third party, and any attempt at violative assignment, transfer or sale of the Consideration, whether voluntary or by operation of law, shall be void and of no force and effect.

3.02 **Delivery of Consideration.** Tenant shall deliver the Consideration to:

Thomas R. Tibble, Chapter 7 Trustee
2813 West Main Street
Kalamazoo, Michigan 49006

or such other address as Landlord may provide in writing from time to time. Delivery of the Consideration shall occur on or before May 15, 2012.

ARTICLE IV
USE AND CONDITIONS OF THE PREMISES

4.01 **Use.** The Premises may be used and occupied for parking of vehicles under the supervision of Tenant for all such purposes directly or indirectly related to the Championship and related events, including, without limitation the following:

(a) Tenant will create temporary entrances and exits wherever necessary on the Premises and place signage (to include directional signs, traffic cones and other parking devices) to make entering and exiting a safe and easy process and to ensure that those areas not designated as a part of the Premises are not used for any purpose. Installation of such devices shall occur on or about May 21, 2012.

(b) Tenant will make arrangements for installation of trash receptacles and daily pick-up of all trash and guarantee the removal of any remaining trash or debris from the Premises. Installation shall occur on or about May 21, 2012.

4.02 **Compliance with Law.** Tenant shall, at Tenant's expense, comply promptly with, or secure appropriate variances or exemptions from, all applicable statutes, ordinances, rules, regulations, orders, restrictions of record and requirements including applicable zoning laws, as may be in effect during the term or any part of the term hereof regulating the use by Tenant of the Premises.

ARTICLE V
MAINTENANCE, REPAIRS, IMPROVEMENTS AND ALTERATIONS

5.01 **Tenant's Obligations.** Tenant, at Tenant's sole expense, agrees to the following:

- (a) provide security if deemed necessary;
- (b) keep and adequately maintain the Premises and all improvements thereto made by Tenant or Tenant's subtenants;
- (d) on the last day of the Term hereof, Tenant shall cause
 - i) all improvements to be removed from the Premises;
 - ii) clean-up and remove any and all debris resulting from Tenant's use of the Premises for the Championship;

and surrender the Premises to Landlord in substantially the same comparable condition existing as of the date of commencement of the term of this Lease, reasonable wear and tear excepted. Tenant acknowledges its responsibility to inspect the current condition of the Premises and note any such defects to ensure that the Premises are restored as stated in this paragraph with the exception of pre-existing defects in the condition of the Premises prior to the commencement of this Lease.

5.02 Landlord's Obligations.

(a) Premises. It is intended by the parties hereto that Landlord have no obligation, in any manner whatsoever, to repair and maintain the improvements on the Premises, whether structural or nonstructural, all of which obligations are intended to be that of the Tenant under Paragraph 5.01 hereof. Notwithstanding the foregoing, from and after the date of execution hereof, Landlord shall maintain the Premises as usual until the commencement of the Championship. Landlord may make such improvements, additions, or alterations to the Premises as mutually agreed upon by Tenant and Landlord.

5.03 Improvements, Alterations and Additions.

(a) Subject to the requirements set forth herein, Tenant may make such improvements, additions or alterations to the Premises as mutually agreed upon by Tenant and Landlord.

(b) Upon expiration of the term of this Lease, Tenant's facilities, structures and other removable improvements to the Premises shall remain the property of Tenant, and shall be removed by Tenant.

(c) Landlord shall permit Tenant and Tenant's agents to enter upon the Premises at reasonable times after _____ for the purpose of preparing the Premises for use as set forth in Paragraph 4.01 hereof; provided that such preparations shall not interfere with Landlord's current use of the Premises.

**ARTICLE VI
INSURANCE AND INDEMNITY**

6.01 Liability Insurance. Tenant agrees to maintain in effect throughout the term of this Lease general liability insurance coverage with respect to the Premises in such form and amount as follows:

Type of Insurance	Minimum Limits
A. Comprehensive General Liability	
(i) General Aggregate (a) Each Occurrence (ii) Fire Damage	\$2,000,000 \$1,000,000 \$ 50,000
B. Workers' Compensation and Employers' Liability	

Type of Insurance	Minimum Limits
(i) Workers' Compensation (ii) Employers' Liability (a) Bodily Injury by Accident (b) Bodily Injury by Disease	Statutory-all states of operation \$100,000 Each accident \$100,000 Each employee \$500,000 Policy limit
C. Auto Liability Business Auto Coverage shall apply to "any auto" (all owned, hired and non-owned autos). (i) Bodily Injury (ii) Property Damage	\$1,000,000 Combined Single Limit
D. Property It is expressly understood that any property coverage maintained by Tenant is for its sole benefit and will not cover property of others.	N/A

All policies shall name Landlord as Additional Insured and shall be endorsed to provide thirty (30) days written notice of cancellation, non-renewal or coverage reductions. The Certificates of Insurance, so noting the above, shall be submitted to Landlord at the address set forth in Article X, Section 10.04.

6.02 Indemnity. Tenant shall indemnify, defend and hold harmless Landlord from and against any and all claims arising from Tenant's use or occupancy of the Premises or from the conduct of Tenant's business or from any activity, work or things done, permitted or suffered by Tenant in, on or about the Premises, unless due to Landlord's gross negligence or willful misconduct.

ARTICLE VII DAMAGE OR DESTRUCTION

Upon casualty, Tenant shall remove the rubbish and ruins resulting therefrom and may at Tenant's sole discretion restore and rebuild any improvements to the Premises, subject to the provisions of Article V regarding improvements, alterations and additions.

ARTICLE VIII CONDEMNATION

If any of the land area of the Premises shall be taken under the power of eminent domain or sold under the threat of the exercise of said power (herein called "condemnation"), Landlord shall promptly notify Tenant, and Tenant may within thirty (30) days thereafter elect to either continue or terminate this Lease by notice to the Landlord. In the event Tenant does not terminate this Lease in accordance with the foregoing, this Lease shall remain in full force and effect as to the portion of the Premises remaining, except that the rent may be reduced in the proportion that the land area taken bears to the total land area of the Premises. In the event Tenant elects to terminate this Lease, Landlord shall be entitled to receive a pro-rata portion of the total Consideration in the proportion that the time of Tenant's possession bears to the total term of the Lease, and Landlord shall refund any Consideration in excess of such amount to Tenant.

ARTICLE IX
REAL ESTATE BROKER

Each party represents that it has dealt with no broker in connection with this Lease and that no other broker or finder negotiated this Lease or is entitled to any commission or fee in connection herewith. Each party agrees to indemnify, defend and hold the other harmless from and against all claims for broker's commissions or finder's fees by any person claiming to have been retained by such party in connection with this transaction or to have caused this transaction.

ARTICLE X
GENERAL PROVISIONS

10.01 **Severability.** The invalidity of any provision of this Lease as determined by a court of competent jurisdiction, shall in no way affect the validity of any other provision hereof.

10.02 **Captions.** Article and paragraph captions are not a part hereof.

10.03 **Incorporation of Prior Agreements; Amendments.** This Lease contains all agreements of the parties with respect to any matter mentioned herein. No prior agreement or understanding pertaining to any such matter shall be effective. This Lease may be modified in writing only, signed by the parties in interest at the time of the modification. This Lease is assignable to all heirs, beneficiaries, and any acquirer of interest in or to the Premises. The terms of the Lease shall remain in full force and effect and be binding upon any acquirer of interest to the Premises.

10.04 **Notices.** Any notice required or permitted to be given hereunder shall be in writing and may be given by personal delivery or by certified mail, and if given by mail, shall be deemed sufficiently given if addressed at the address noted below:

If to Landlord: Thomas R. Tibble, Chapter 7 Trustee
2813 West Main Street
Kalamazoo, Michigan 49006

If to Tenant: PGA TOURNAMENT CORPORATION, INC.
2012 Senior PGA Championship Office
101 West Main St.
Benton Harbor, MI 49022
Attention: Tony Thompson

Any notice given by mail shall be effective three (3) days following the date of the U.S. Mail postmark.

10.05 **Binding Effect; Choice of Law.** This Lease shall bind the parties, their personal representatives, successors, heirs and assigns. This Lease shall be governed by the laws of the State of Florida.

10.06 **Authority.** Landlord represents and warrants that it is the sole fee owner of the Premises and Tenant represents and warrants that all necessary parties on behalf of Tenant have executed this Lease and that

this Lease is binding upon Tenant in accordance with its terms, or is duly authorized by the owners of the Premises as their agent to enter into this Lease and has all rights of possession thereto, and that all necessary parties on behalf of Landlord have executed said Lease, and that this Lease is binding upon said Landlord and/or said owners in accordance with its terms.

10.07 **Excuse of Performance; Condition.** The performance of this Lease by either party is subject to acts of God, war, government regulation or advisory, disasters, fire, accidents or other casualty, strikes or threat of strikes, civil disorder, acts and/or threats of terrorism, or curtailment of transportation services or facilities, or similar cause beyond the control of either party making it illegal, impossible or impracticable to hold, reschedule or relocate the Championship. Either party may terminate or suspend its obligations under this Lease if such obligations are prevented by any of the above events to the extent such events are beyond the reasonable control of the party whose reasonable performance is prevented. Landlord acknowledges that in the event the Premises are destroyed or rendered unusable prior to the first scheduled day of occupancy and is not repaired for use during the term of occupancy, Tenant shall be entitled to receive a full refund.

10.08 **Date of Lease.** For purposes hereof, the date of this Lease shall be the date of last execution by Landlord and Tenant as noted hereinbelow.

The parties hereto have executed this Lease as of the date set forth below their respective signatures hereinbelow.

THOMAS R. TIBBLE, CHAPTER 7 TRUSTEE IN THE MATTER OF MODERN
PLASTICS CORPORATION, AND NOT INDIVIDUALLY
("Landlord")

Thomas R. Tibble (Name)
Chapter 7 Trustee (Title)

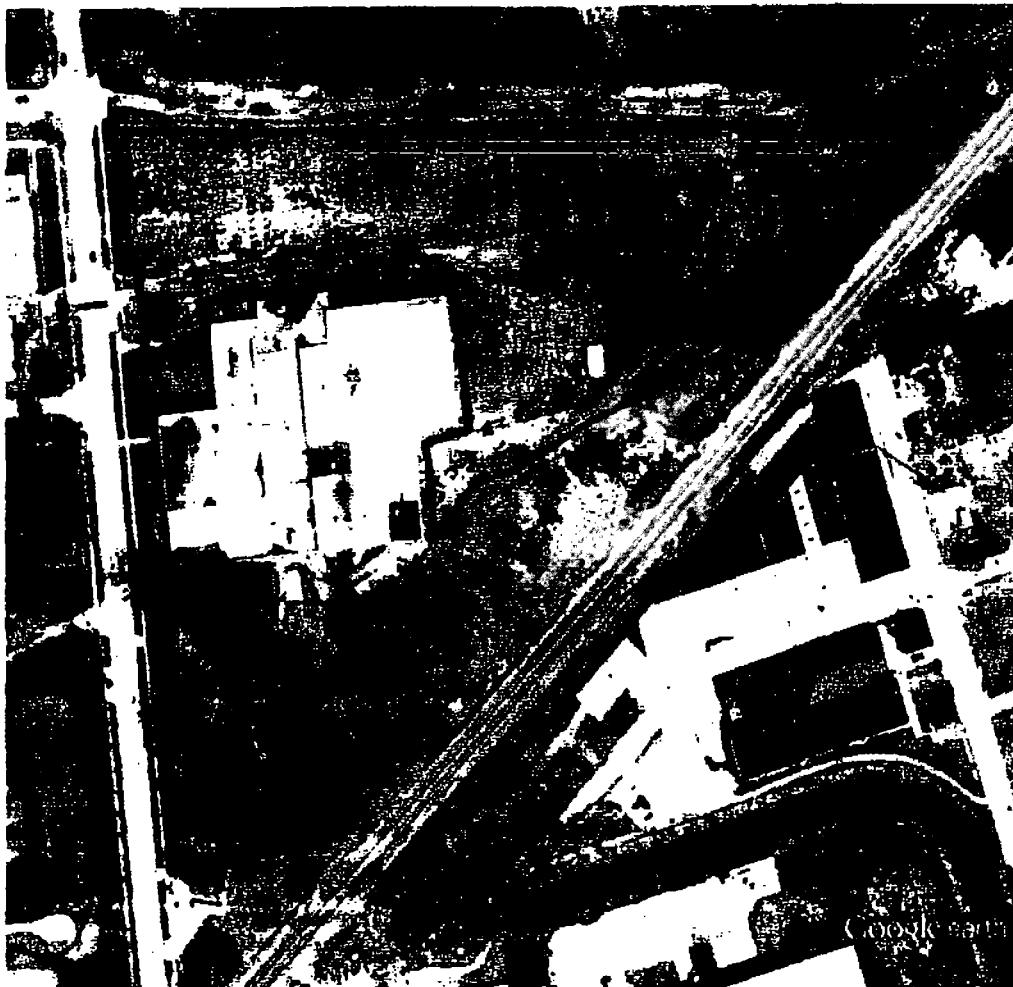
Date: _____

PGA TOURNAMENT CORPORATION, INC.

Kerry Haigh
Managing Director of Championships

Date: _____

Click on icon for PGA Supplier Form & W-9



Google earth

feet
meters

700
200



Exhibit A.

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN

IN RE:

MODERN PLASTICS
CORPORATION,

Debtor.

Case No. 09-00651 swd
Chapter 7
Honorable Scott W. Dales
Filed: January 26, 2009

NOTICE TO CREDITORS AND OTHER PARTIES OF INTEREST
(489 N. SHORE DRIVE, BENTON HARBOR MICHIGAN 49022)

PLEASE TAKE NOTICE that Thomas R. Tibble, Chapter 7 Trustee, has filed a Motion to Lease Real Property of the Estate (the "Motion"). The Motion and a copy of a proposed Order, is attached to this Notice. In accordance with Fed. R. Bankr. P. 2002(a)(2) and LBR 9013, objections to the Motion or a request for a hearing must be filed and served within twenty one (21) days of the mailing of this notice. If you file written objections or a request for a hearing, the original must be filed with:

United States Bankruptcy Court
One Division Avenue N.W. Room 200
Grand Rapids, Michigan 49503

and a copy must be mailed to the following:

Timothy Hillegonds
Warner Norcross & Judd LLP
900 Fifth Third Center
111 Lyon Street N.W.
Grand Rapids, Michigan 49503

Thomas R. Tibble
Chapter 7 Trustee
2813 West Main St.
Kalamazoo, MI 49006

If no objections or requests for a hearing are timely filed and served, the Court may approve and enter the proposed Order and otherwise grant the requested relief without a hearing. If a timely objection or request for a hearing is filed and served, a hearing on the Motion will be held at a date and time set by the Clerk of the Bankruptcy Court.

Dated: April 11, 2012

WARNER NORCROSS & JUDD LLP

By /s/ Timothy Hillegonds

Timothy Hillegonds (P25555)
900 Fifth Third Center, 111 Lyon St. NW
Grand Rapids, MI 49503
thillegonds@wnj.com
616-752-2132

Date Mailed: April 11, 2012

8195977

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN

IN RE:

MODERN PLASTICS
CORPORATION,

Debtor.

Case No. 09-00651 swd

Chapter 7

Honorable Scott W. Dales

Filed: January 26, 2009

PROOF OF SERVICE

Documents served:

MOTION TO LEASE REAL PROPERTY OF THE ESTATE
(489 N. SHORE DRIVE, BENTON HARBOR MICHIGAN 49022)

ORDER APPROVING LEASE OF REAL PROPERTY OF THE ESTATE
(489 N. SHORE DRIVE, BENTON HARBOR MICHIGAN 49022)

NOTICE TO CREDITORS AND OTHER PARTIES OF INTEREST
(489 N. SHORE DRIVE, BENTON HARBOR MICHIGAN 49022)

Persons served:

All those listed on the attached matrix

The undersigned certifies that a copy of the documents listed as served above was served upon the parties listed above at their respective addresses either electronically, or by depositing said copies in the U.S. mail, postage prepaid:

Dated: April 11, 2012

I declare that the statement above is true to the best of my information, knowledge and belief.

Dated: April 11, 2012

WARNER NORCROSS & JUDD LLP

By: /s/ Timothy Hillegonds

Timothy Hillegonds (P25555)
900 Fifth Third Center
111 Lyon Street, N.W.
Grand Rapids, MI 49503
thillegonds@wnj.com
Telephone No. (616) 752-2132

Label Matrix for local noticing
0646-1
Case 09-00651-swd
Western District of Michigan
Grand Rapids
Wed Apr 11 09:04:04 EDT 2012

A STAMP CO
PO BOX 849
Bridgman, MI 49106-0849

A LA CART INC
10900-A SOUTH COMMERCE BLVD
PO BOX 7108
Charlotte, NC 28241-7108

AAK CORPORATION
73 NEWTON ROAD
Plaistow, NH 03865-2424

A SCHULMAN INC
Attn: A. Mantel, Credit Manager
3550 West Market St
Akron, OH 44333-2699

AARON, PREDESTER
1790 SMYERS
Benton Harbor, MI 49022-6543

ACCU SPEC INC
2660 LAWRENCE STREET
Stevensville, MI 49127-1252

ACCUCAM INC
135 MASON DRIVE
Coopersville, MI 49404-1361

ACCURATE COLOR AND COMPOUNDING
1666 DEARBORN AVE
Aurora, IL 60505-3171

ACS INC
ASSEMBLY COMPONENTS SYSTEM
PO BOX 4653
Hinsdale, IL 60522-4653

ADVANTAGE LABEL & PKG INC
3919 NORTH GREENEROOK
Grand Rapids, MI 49512-5328

ALDEN TRUCKING
6467 WALDON CENTER DRIVE
Clarkston, MI 48346-4830

ALL CITIES OCCUPATIONAL MED
3333 SOUTH STATE STREET
Saint Joseph, MI 49085-2462

ALL TIME PEST CONTROL
728 EAST MAIN ST
Benton Harbor, MI 49022-3399

ALVAN MOTOR FREIGHT INC
3600 ALVAN ROAD
Kalamazoo, MI 49001-4629

AMERISTAR INDUSTRIES INC
2600 9TH AVENUE
Mankato, MN 56001-2798

AMBRENE
D/B/A SPARTAN WOOD PRODUCTS
223 E LOGAN; PO BOX 476
Coloma, MI 49038-0476

ANDERSEN, JAIME M
978 E CRYSTAL
Benton Harbor, MI 49022-1630

ANDERSON, JOHNNY L
781 E HIGH ST
Benton Harbor, MI 49022-4309

APPLIED INDUSTRIAL TECHNOLOGY
22510 NETWORK PLACE
Chicago, IL 60673-1225

APPLIED PLASTICS
7320 SOUTH 6TH STREET
Oak Creek, WI 53154-2093

ARK-LES CORPORATION
39412 TREASURY CENTER
Chicago, IL 60694-9400

ASAHI KASEI PLASTICS
DEPT 77600
PO BOX 77000
Detroit, MI 48277-7600

ASCENSUS
LOCKBOX 19615
Newark, NJ 07195-0615

ASHLAND DISTRIBUTION CO
ATTN: BRUCE PRIEBERGER
5200 BLAZER PARKWAY
Dublin, OH 43017-5309

ASSOCIATED SALES & BAG CO
PO BOX 3036
Milwaukee, WI 53201-3036

AT&T
PO BOX 8100
Aurora, IL 60507-8100

AT&T LONG DISTANCE
PO BOX 5017
Carol Stream, IL 60197-5017

ATEQ
42000 KOPPERWICK ROAD
Canton, MI 48187-4284

ATLANTIC AUTOMOTIVE COMPONENTS
DEPT 71601
PO BOX 67000
Detroit, MI 48267-0716

AUSTIN DAVIS INDUSTRIES
609A BRAINED AVB
Libertyville, IL 60048-1843

AVAYA INC
PO BOX 5125
Carol Stream, IL 60197-5125

AVILES, SHIRLEY
2538 BARBARA ST
Benton Harbor, MI 49022-7702

Ascensus Deconversion Department
124 Eighth Avenue NE
Brainerd, MN 56401-2864

Ashland Inc
Collection Dept
P O Box 2219
Columbus, Oh 43216-2219

Avaya Inc.
c/o RMS Bankruptcy Recovery Services
P.O. Box 5126
Timonium, Maryland 21094-5126

BALDWIN, AMANDA
605 O'BRIEN DRIVE
Benton Harbor, MI 49022-9712

BANK OF AMERICA (LASALLE)
C/O STEVE SIRAVO
2600 W BIG BEAVER ROAD
Troy, MI 48084-3309

BANK OF AMERICA - LASALLE
135 S LASALLE STREET
Chicago, IL 60603-4157

BANK OF AMERICA - LASALLE
3201 N ASHLAND AVENUE
Chicago, IL 60657-2156

BARNES, EDWARD
807 E HIGH
Benton Harbor, MI 49022-4309

BARR-BURROWS, MARIAN
816 LEWIS
Saint Joseph, MI 49085-1706

BAUHE, BARRY
6556 HOLLYWOOD ROAD
Coloma, MI 49038-9657

BEACH, ALAN
1341 SUSAN DRIVE
Saint Joseph, MI 49085-3115

BEAVER RESEARCH CO
3700 E KILGORE ROAD
Portage, MI 49002-1936

BETILMAN, DALE
485 WELLS AVE
Benton Harbor, MI 49022-7762

BENTON ELECTRONICS SUPPLY
PO BOX 1323
Benton Harbor, MI 49023-1323

BENTON HARBOR CITY TREASURER
200 E WALL ST
Benton Harbor, MI 49022-4420

BERRIEN COUNTY CIVIL CLERK
COURTHOUSE
811 PORT STREET
Saint Joseph, MI 49085-1156

BERRIEN COUNTY SHERIFF'S DEPT
PO BOX 82
Saint Joseph, MI 49085-0082

BERRIEN COUNTY TREASURER
701 MAIN STREET
Saint Joseph, MI 49085-1316

BERRIEN COUNTY TREASURER
NEW BUFFALO TOWNSHIP
701 MAIN STREET
Saint Joseph, MI 49085-1316

BLUE CROSS BLUE SHIELD OF MI
600 E LAFAYETTE BLVD
Detroit, MI 48226-2998

BLUE WATER PARTNERS LLC
146 MONROE CENTER NW
SUITE 701
Grand Rapids, MI 49503-2816

BORR, KATHERINE
140 SASSAFRASS ST
Coloma, MI 49038-9553

BRADLEY, DANIEL
1962 TERRITORIAL ROAD
Benton Harbor, MI 49022-8047

BRAMMALL SUPPLY CO
PO BOX 396
Benton Harbor, MI 49023-0396

BROWER, SALEDIA
426 W ST JOSEPH
BOX 555
Matervliet, MI 49098-0555

BROWN, DARLENE
1057 PEARL
Benton Harbor, MI 49022-5348

BROWN, LANCE W
1073 MONROE
Benton Harbor, MI 49022-5223

BRUNKE-GEIGER HEATING & COOL
8946 FIRST STREET
Baroda, MI 49101-8921

BTS TELECOM
207 HAWTHORNE
SUITE 2
Saint Joseph, MI 49085-2670

BULK MOLDING COMPOUNDS
1600 Powis Court
West Chicago, IL 60185-1016

BULLOCK, MARCUS
1779 E BRITAIN AVE
Benton Harbor, MI 49022-1603

CANTRELL, LINDA
3105 OXBOW ROAD
Sodus, MI 49126-9731

CAPITAL BANK AND TRUST
ATTN ADRIANA GARCIA
PO BOX 25359
Santa Ana, CA 92799-5359

CAROLINA COLOR CORP
100 COLOMET DRIVE
Delaware, OH 43015-3846

CASCO PRODUCTS CORPORATION
DEPT CM 10447
Palatine, IL 60055-0447

CAVALIER COMMUNICATIONS (LDMI)
DEPT 77728
PO BOX 77000
Detroit, MI 48277-0728

CB DEKORNE INC
PO BOX 2349
Grand Rapids, MI 49501-2349

CCR LLC
30880 SMITH ROAD
Romulus, MI 48174-2105

CENTER CAPITAL CORP
PO BOX 330
Hartford, CT 06141-0330

CENTER CAPITAL CORP
PO BOX 388
Farmington, CT 06034-0388

CENTRAL TRANSPORT INT'L INC
PO BOX 33299
Detroit, MI 48232-5299

CHAPPEL, MARCIA L
2934 COLOMA ROAD
Benton Harbor, MI 49022-9520

CHARLEVOIX ENERGY TRADING LLC
C/O MICHAEL SHERMAN
39400 WOODWARD STE 101
Bloomfield Hills, MI 48304-5151

CHASE BANK/PCI
PO BOX 82
Saint Joseph, MI 49085-0082

CHASE PLASTICS
ATTN: Debbie Sexton
6467 Waldon Center Dr
Clarkston, MI 48346-4830

CHINSKI, MICHAEL
3641 ARLINGTON
Saint Joseph, MI 49085-3807

CINCINNATI MILACRON
PO BOX 77199
Detroit, MI 48277-0199

CINTAS LOCATION #336
4001 WILLIAM RICHARDSON DR
South Bend, IN 46628-9801

CIT TECHNOLOGY FIN SERV INC
21146 NETWORK PLACE
CHICAGO, IL 60673-1211

CITY OF BENTON HARBOR
UTILITY SERVICES PAYMENT CENTER
175 TERRITORIAL ROAD
Benton Harbor, MI 49022-3433

CITY OF NEW BUFFALO
WATER & SEWER
224 W BUFFALO
New Buffalo, MI 49117-1808

CLARK, MICHELLE
1981 UNION
Benton Harbor, MI 49022-8207

CLERK OF THE COURT
2ND CIRCUIT COURT
811 PORT STREET
Saint Joseph, MI 49085-1187

CLERK OF THE COURT
5TH DISTRICT COURT
811 PORT STREET
Saint Joseph, MI 49085-1188

CLERK OF THE COURT
811 PORT STREET
Saint Joseph, MI 49085-1187

CLERK OF THE COURT
BERRIEN COUNTY CIRCUIT COURT
811 PORT ST
Saint Joseph, MI 49085-1187

CNA
ATTN JON GROOM CLAIMS SPEC
PO BOX 4855
Syracuse, NY 13221-4855

CNA INSURANCE COMPANIES
PO BOX 382033
PITTSBURGH, PA 15250-8033

COLBERT PACKAGING CORP
DEPT #4750
PO BOX 87618
CHICAGO, IL 60680-0618

COMMERCIAL PLASTICS CO.
800 E ALLANSON RD
MUNDELEIN, IL 60060-3799

CON-NAY FREIGHT INC
PO BOX 5160
Portland, OR 97208-5160

CONNECTION SERVICE CO
PO BOX 8728
Benton Harbor, MI 49023-8728

COOPER, WILLIAM
5995 INDIAN TRAIL
Three Oaks, MI 49128-9759

CORNELIUS, SANDRA M
110 Searles Ave
Benton Harbor, MI 49022-5429

CORNERSTONE CHAMBER OF COMMERC
PO BOX 428
Benton Harbor, MI 49023-0428

COUNTY OF BERRIEN
OFFICE OF THE TREASURER
701 MAIN STREET
ST JOSEPH, MI 49085-1316

CRANE TECHNOLOGIES
1954 ROCHESTER INDUSTRIAL DR
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ROTUBA PLASTICS
1401 PARK AVENUE SOUTH
LINDEN, NJ 07036-1609

RTA WATER TREATMENT
TEACHOUT & ASSOCIATES
PO BOX 427
ATHENS, MI 49011-0427

RIDECKI, ELOISE
3453 RIVERSIDE ROAD
Benton Harbor, MI 49022-9583

RYNEARSON, DEBRA
8836 STEVENSVILLE-BARODA ROAD
Baroda, MI 49101-9349

Ray Trans Distribution
Coface Collections North America, Inc
50 Millstone Rd
Bldg 100 Ste 360
Highstown, NJ 08520-1415

James Ringler
Cressy & Everett, Inc.
3930 Edison Lakes Pkwy
Suite 200
Mishawaka, IN 46545-3443

S D MYERS
180 South Ave
Tallmadge OH 44278-2864

SABIC INNOVATIVE PLASTICS US LLC
Attn: Val Venable
9930 Kinney Ave
Humbersville, NC 28078-6541

SAFETY KLEEN
PO BOX 382066
PITTSBURGH, PA 15250-8066

SACKER, JIM
6399 Sycamore Bluff
Coloma, MI 49038-9544

SCHAUER, ALFRED
1353 CASTLE COURT
Saint Joseph, MI 49085-9727

SCHULTZ, WILLIAM
924 PROSPECT CT
Watervlist, MI 49098-9341

SCOPE SERVICES INC
2095 NILES ROAD
Saint Joseph, MI 49085-2473

SECRETARY OF THE TREASURY
15TH & PENNSYLVANIA
WASHINGTON, DC 20220-0001

SECUR ALARM SYSTEMS INC
112 54TH STREET SW
GRAND RAPIDS, MI 49548-5795

SECURITIES & EXCHANGE COMM
BANKRUPTCY SECTION
175 W. JACKSON BLVD.
SUITE 900
CHICAGO, IL 60604-2815

SEMCO ENERGY GAS COMPANY
PO BOX 79001
DETROIT, MI 48279-1722

SENTINEL ALARM INC
2515 E MICHIGAN BLVD
Michigan City, IN 46360-5367

SERVICE - MILACRON
DIV MILACRON MARKETING CO
PO BOX 77199
DETROIT, MI 48277-0199

SHELL FLEET
PO BOX 183019
Columbus, OH 43218-3019

SHERRY LABORATORIES
PO BOX 1002
INDIANAPOLIS, IN 46206-1002

SHINDELDECKER, LAURA
3770 SCHOOL
Bridgman, MI 49106-9784

SHORELINE CONTAINER
PO Box 1993
Holland, MI 49422-1993

SIEMENS FORD INC
2712 NILES AVENUE
ST JOSEPH, MI 49085-2414

SILCOX, STEVEN
1416 HICKORY
Saint Joseph, MI 49085-3122

SIRK, RICHARD
PO BOX 187
1335 BRITAIN AVE
Benton Harbor, MI 49022-2003

SLOWIK REFRIGERATION
2414 RIVERBEND DR
Benton Harbor, MI 49022-6923

SMITH, BARBARA
5965 BUFFALO ROAD
Galien, MI 49113-9712

SODERBORG, BEVERLY
2405 MAPLE AVE
Coloma, MI 49038-9459

SOUTHSHEORE DISTRIBUTION INC
3515 LAKESHORE DRIVE
ST JOSEPH, MI 49085-2977

SPARTAN WOOD PRODUCTS
223 E. LOGAN
PO BOX 476
COLOMA, MI 49038-0476

SPECIALTY GRINDING CO
3933 S GREENBROOK DR SE
GRAND RAPIDS, MI 49512-5382

SPEEDWAY
PO BOX 740587
CINCINNATI, OH 45274-0587

SPEEDY TOOL INC
111 SOUTH AVENUE
LOCKPORT, IL 60441-4919

SPENCER, CAROL
6992 W US HIGHWAY 12
BOX 5
Three Oaks, MI 49128-1196

SPENCER, JAMES
6992 W US HIGHWAY 12
BOX 5
Three Oaks, MI 49128-1196

SPI BLOW MOLDING LLC
C/O JUEN DOSTER
19850 WEST STATE LINE ROAD
South Bend, IN 46637-1545

SPI INDUSTRIES
19850 W STATE LINE RD
South Bend, IN 46637-1545

(p) SPRINT NEXTEL CORRESPONDENCE
ATTN BANKRUPTCY DEPT
PO BOX 7949
OVERLAND PARK KS 66207-0949

ST MARYS CARBON CO
259 EBKRL STREET
ST MARYS, PA 15857-1696

STACKER, SUSAN
4685 LAUREN LANE
Saint Joseph, MI 49085-8659

STAPLES BUSINESS ADVANTAGE
DEPT DET 2368
PO BOX 83689
CHICAGO, IL 60696-3689

STATE OF INDIANA
DEPT OF REVENUE
100 N SENATE IGCN RM N105
Indianapolis, IN 46204

STATE OF MI - UIA
PO BOX 33598
Detroit, MI 48232-5598

STATE OF MICHIGAN
MDEQ CASHIERS OFFICE-WB-SINV
PO BOX 30657
LANSING, MI 48909-8157

STATE OF MICHIGAN
MESC/DEPT OF LABOR & ECON GROW
PO BOX 8068
Royal Oak, MI 48068-8068

STATE OF MICHIGAN
MICHIGAN TREASURY
DEPT 77003
DETROIT, MI 48277-0003

STATE OF MICHIGAN
UNEMPLOYMENT INSURANCE AGENCY
PO BOX 33598
DETROIT, MI 48232-5598

STATE OF MICHIGAN
UNEMPLOYMENT INSURANCE AGENCY
TAX OFFICE PROOF OF CLAIM UNIT
3024 W GRAND BLVD STE 11-500
DETROIT MI 48202-6024

STEPP, KATHERINE
6787 N 200 E
La Porte, IN 46350-8931

STEVENS SERVICES INC
326 TIMBER DR
COLONA, MI 49038-9708

STEVENS, DONNA
67545 RED ARROW HIGHWAY
Hartford, MI 49057-8760

STRICKLAND, BRUCE
1305 BELL AVE
New Buffalo, MI 49117-1508

SUNSET GRINDING
972 Zoschke Road
Benton Harbor, MI 49022-2532

SUPPLY TECHNOLOGIES
200 SOUTH OMASO BLVD
Saint Paul, MN 55117-1082

SUR-SEAL
PO BOX 11010
CINCINNATI, OH 45211-0010

SWAN OIL CO
MCMAHON PETROLEUM INC
500 PAM PAM AVENUE
Benton Harbor, MI 49022-3414

Daniel R. Sommaveldt
Michigan Attorney General
525 W. Ottawa Street
2nd Floor
Lansing, MI 48933-1067

State of Michigan, Department of Treasury
Revenue & Collections Division
P.O. Box 30754
Lansing, MI 48909-8254

Stichter, Scott
Argue Automotive Accessories
110 East Madison St
Tampa, FL 33602-4799

Theodore B. Sylwestriak
Dickinson Wright PLLC
500 Woodward Ave, Ste 400
Detroit, MI 48226-3489

TAPP, KATHLEEN
2305 TERRITORIAL
Benton Harbor, MI 49022-8054

TARGUN PLASTICS CO
899 SKOKIE BLVD
NorthBROOK, IL 60062-4019

TAYLOR INDUSTRIAL SERVICE
HPW DIVISION
820 WEST MARION ROAD
MT GILEAD, OH 43338-1095

TELECOM SPECIALISTS INC
PO BOX 2514
South BEND, IN 46680-2514

THE MATERIALS GROUP
575 BYRNE IND DR NE
Rockford, MI 49341-1085

TILLMAN, EZELL
2183 COLFAX AVE
Benton Harbor, MI 49022-6801

TINGUE, CHRISTINE
447 RIVERSIDE DRIVE
Watervliet, MI 49098-9333

TOM SMITH TRACTOR PARTS INC
69760 RED ARROW HWY
Hartford, MI 49057-9415

TOSHIBA MACHINE CO AMERICA
PO BOX 94028
CHICAGO, IL 60690-4028

TRAPP, EDWARD
5545 MAPLE ST
Coloma, MI 49038-9104

TROSPER, PAUL
2968 KERLIKOWSKI ROAD
Coloma, MI 49038-8911

Thomas R. Tibble
2813 West Main St.
Kalamazoo, MI 49006-2921

Denise D. Twinney
Wardrop & Wardrop, P.C.
300 Ottawa Avenue, NW
Suite 150
Grand Rapids, MI 49503-2308

UNDERWRITERS LABORATORIES
c/o Legal Dept.
333 Pfingsten Rd
Northbrook, IL 60062-2096

UNIQUE FABRICATING INC
DRAMER #641431
PO BOX 64000
DETROIT, MI 48264-1431

UNITED PARCEL SERVICE
LOCKBOX 577
CAROL STREAM, IL 60132-0577

UNITED STATES TRUSTEE
THE LEDYARD BUILDING, 2ND FLOOR
125 OTTAWA NW, SUITE 200R
GRAND RAPIDS, MI 49503-2865

US ATTORNEY'S OFFICE
DONNA JUSTICE
PO BOX 208
Grand Rapids, MI 49501-0208

US TREASURY-FED TAX PAYMENT
CINCINNATI, OH 45999-0039

USF HOLLAND
C/O MICHAEL STILLMAN
7091 ORCHARD LAKE RD STE 270
West Bloomfield, MI 48322-3667

USF HOLLAND INC
27052 NETWORK PLACE
CHICAGO, IL 60673-1270

United Parcel Service
c/o RMS Bankruptcy Recovery Services
P.O. Box 5126
Timonium, Maryland 21094-5126

VARNUM RIDDERING SCHMIDT HOWLE
BRIDGEWATER PLACE
PO BOX 352
GRAND RAPIDS, MI 49501-0352

VENCHURS INC
800 LIBERTY STREET
ADRIAN, MI 49221-3997

VILLA ENVIRONMENTAL CONSULTANT
PO BOX 67
OHOOSO, MI 48867-0067

VIVERETTE, JAMES E
309 ROSS STREET
Benton Harbor, MI 49022-4215

WABASH-KURZ-KASCH INC
C/O PNC BANK
PO BOX 644243
PITTSBURGH, PA 15264-4243

WALTON & DONNELLY PC
as Attorneys for Blue Cross Blue Shield
1550 BURL BLDG
535 GRISWOLD STREET
Detroit, MI 48226-3604

WEIDLER, MARIE
207 WALNUT
Three Oaks, MI 49128-1053

WELCH PACKAGING ELKHART INC
PO BOX 711756
CINCINNATI, OH 45271-1756

WENDY HILL BCBS
2255 W CENTRE AVE
Portage, MI 49024-4819

WESCO DISTRIBUTION INC
PO BOX 633718
CINCINNATI, OH 45263-3718

WESTERFIELD, PERRY
10645 RED BUD TRAIL
Berrien Springs, MI 49103-9738

WHITE, BARBARA
18921 BLUE STAR HIGHWAY
South Haven, MI 49090

WHITEHALL INDUSTRIES
PO BOX 97520
CHICAGO, IL 60678-7520

WILLIAMS, ALBERTA
554 BOYNTON
Benton Harbor, MI 49022-2002

WILLIAMS, ELMER
1188 OGDEN AVE
Benton Harbor, MI 49022-5502

WILLIAMS, LORAINE
676 SUPERIOR ST
Benton Harbor, MI 49022-4957

WILLIAMS, RUTH
942 PEARL ST
Benton Harbor, MI 49022-5347

WILLIS, CORY P
890 NORTH SHORE DRIVE
APT 2
Benton Harbor, MI 49022-2825

WILSON, VERNICQUA
554 HICK COURT
Benton Harbor, MI 49022-4106

WINNELL, GWENDOLYN
PO BOX 524
Stevensville, MI 49127-0524

WITTIG, TODD
7116 LAKE ROAD
Coloma, MI 49038-9647

WOJCIK, JOHN M
FARINA & WOJCIK PC
45 N WHITTAKER STE 200
New Buffalo, MI 49117-1173

WOLF'S PROPERTY INC
250 W MAIN STREET
Benton Harbor, MI 49022-3632

WOLOCK, RACHEL L
DICKINSON WRIGHT PLLC
500 WOODWARD AVE STE 4000
Detroit, MI 48226-3425

WOLTER, CLIFFORD
2597 M-140
Watervliet, MI 49098-9522

WOODARD, ALICE
166 KLINE
Benton Harbor, MI 49022-4967

WORD, SAMUEL
218 MESSENER
Benton Harbor, MI 49022-6518

Jonathan T. Walton Jr.
Walton & Donnelly PC
1550 Buhl Bldg
535 Griswold St
Detroit, MI 48226-3601

Robert F. Wardrop II
Wardrop & Wardrop, P.C.
300 Ottawa Avenue, N.W., Ste 150
Grand Rapids, MI 49503-2308

Welford, Jay L
Jaffe Raitt Heuer & Weiss
27777 Franklin Rd., Ste 2500
Southfield, MI 48034-8214

Rachel L. Wolock
Dickinson Wright PLLC
500 Woodward Avenue, Suite 4000
Detroit, MI 48226-5403

XEROX CORP
PO BOX 827181
PHILADELPHIA, PA 19182-7181

YACK, ROBERT
309 DUNHAM AVE
Saint Joseph, MI 49085-2209

YANKEY, CALA
5344 WOODLAND TRAIL
Coloma, MI 49038-8401

YATES, SHARON
4630 MANER ROAD
Benton Harbor, MI 49022-9217

YATES, STEVE
552 S OTTAWA
Benton Harbor, MI 49022-6032

YELLOW FREIGHT SYSTEM INC
PO BOX 73149
CHICAGO, IL 60673-7149

YESKE, BETTY
7604 RED ARROW HIGHWAY
LOT 22
Watervliet, MI 49098-9001

YESKE, GREG
7604 RED ARROW
LOT 22
Watervliet, MI 49098-9001

ZELMER, GEORGE
60131 M51
Dowagiac, MI 49047-9771

The preferred mailing address (p) above has been substituted for the following entity/entities as so specified by said entity/entities in a Notice of Address filed pursuant to 11 U.S.C. 342(f) and Fed.R.Bank.P. 2002 (g)(4).

INTERNAL REVENUE SERVICE
INSOLVENCY UNIT
PO BOX 21126
Philadelphia, PA 19114

SPRINT
PO BOX 4181
CAROL STREAM, IL 60197-4181

(d) US DEPT OF TREASURY
INTERNAL REVENUE SERVICE
PO BOX 21126
Philadelphia, PA 19114

The following recipients may be/have been bypassed for notice due to an undeliverable (u) or duplicate (d) address.

(d) BENTON HARBOR CITY TREASURER
200 E WALL STREET
Benton Harbor, MI 49022-4420

(u) Bank of America, N.A.

(u) Blue Cross Blue Shield of Michigan

(d) CLERK OF THE COURT
2ND CIRCUIT COURT
811 PORT STREET
Saint Joseph, MI 49085-1187

(d) CLERK OF THE COURT
BERRIEN COUNTY CIRCUIT COURT
811 PORT STREET
Saint Joseph, MI 49085-1187

(u) Scott W. Dales

(u) Doster Real Estate, LLC
c/o SPI Blow Molding

(u) H TENNEY MILLER

(d) State of Michigan, Department of Treasury
Revenue and Collections Division
P.O. Box 30754
Lansing, MI 48909-8254

(u) Unemployment Insurance Agency, Department

(d) United States Trustee
The Ledyard Building, 2nd Floor
125 Ottawa NW, Suite 200R
Grand Rapids, MI 49503-2865

End of Label Matrix
Mailable recipients 478
Bypassed recipients 11
Total 489

UNITED STATES BANKRUPTCY COURT
FOR THE WESTERN DISTRICT OF MICHIGAN

IN RE:

MODERN PLASTICS
CORPORATION,

Debtor.

Case No. 09-00651 swd
Chapter 7
Honorable Scott W. Dales
Filed: January 26, 2009

**ORDER APPROVING LEASE OF REAL PROPERTY OF THE ESTATE
(489 N. SHORE DRIVE, BENTON HARBOR MICHIGAN 49022)**

Thomas R. Tibble, Chapter 7 Trustee (the "Trustee"), has filed a motion (the "Motion") to lease real property of the estate commonly known as 489 N. Shore Drive, Benton Harbor Michigan 49022 (the "Property"). The lease is to be entered into with PGA Tournament Corporation, Inc., as lessee, for a lease payment in the amount of \$4,000.00.

Lease of the Property to PGA Tournament Corporation, Inc., in accordance with the motion if approved. The Trustee is authorized to take such actions as may be deemed necessary or appropriate by him in order to carry out the terms and conditions of the Lease.

This Order shall take immediate effect and the fourteen (14) day stay provided by Fed. R. Bankr. P. 6004(h) shall not apply.

END OF ORDER

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